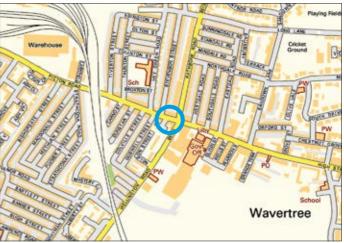
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119 Picton Road, Wavertree, Liverpool L15 4LF COMMERCIAL INVESTMENT

*GUIDE PRICE £80,000+



A three storey middle terraced mixed use property consisting of a ground floor retail unit together with two one-bedroomed flats above. The ground floor retail unit is currently let by way of a Periodic Tenancy trading as "The Mens Room" at a rental of \pm 5040.00 per annum. The two flats are both currently let by way of Assured Shorthold Tenancies producing \pm 7,800.00 per annum. The property benefits from double glazing and central heating. The total annual rental income being in excess of \pm 12,850.



Not to scale. For identification purposes only

Situated Fronting Picton Road at its junction with Rathbone Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre and walking distance to Picton Sports Centre and the Mystery Park.

Ground Floor

Main sales area, rear room, kitchen, WC

First Floor

Flat 1 Living Room, Kitchen, Bedroom, Bathroom/WC

Second floor

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard to the rear